

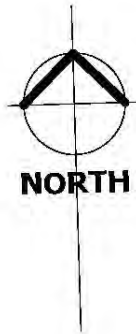
# ARGENTEA PALM COVE



Lot 9, 74 Argentea Boulevard, Palm Cove QLD

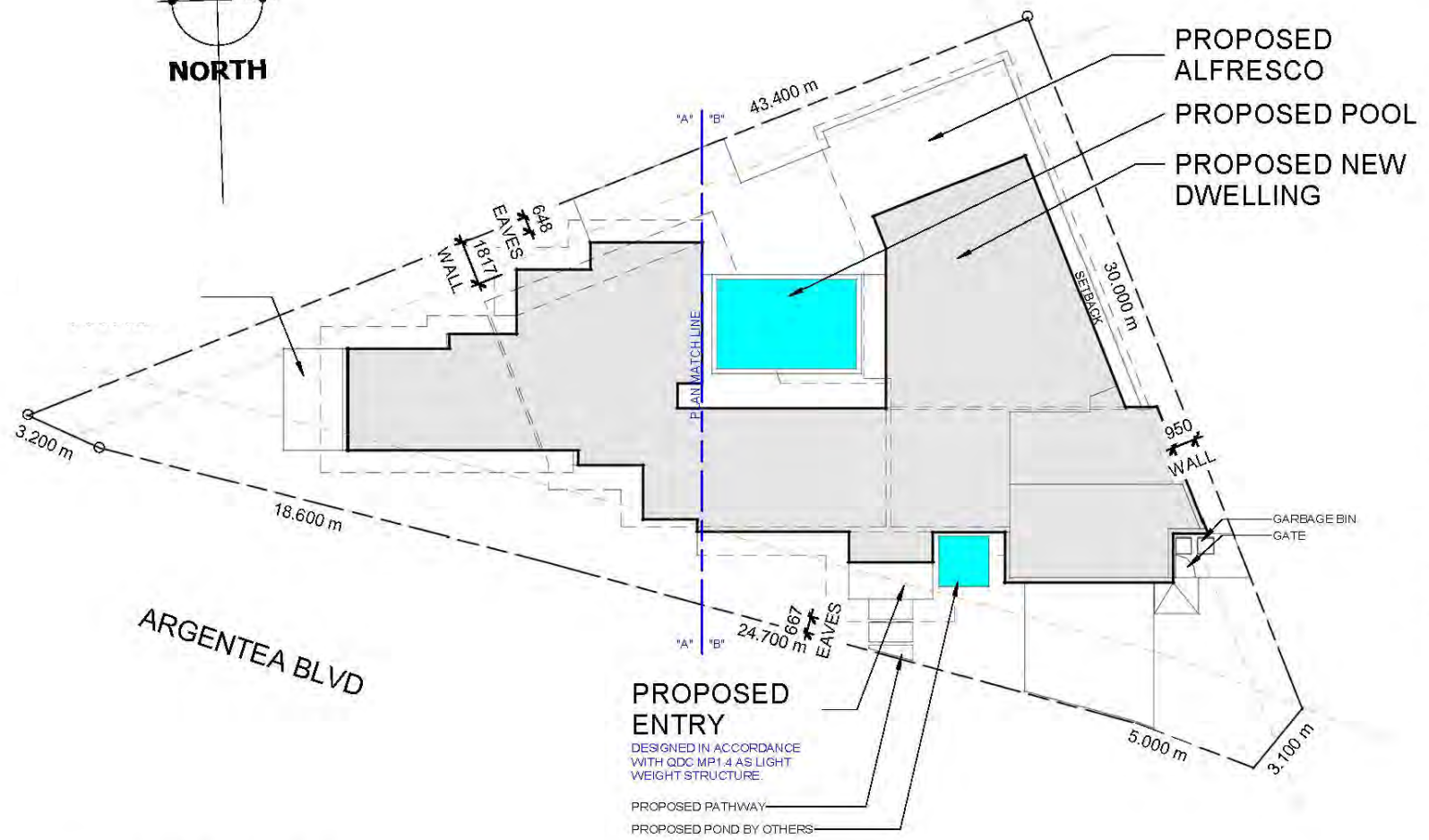






R.P.D.

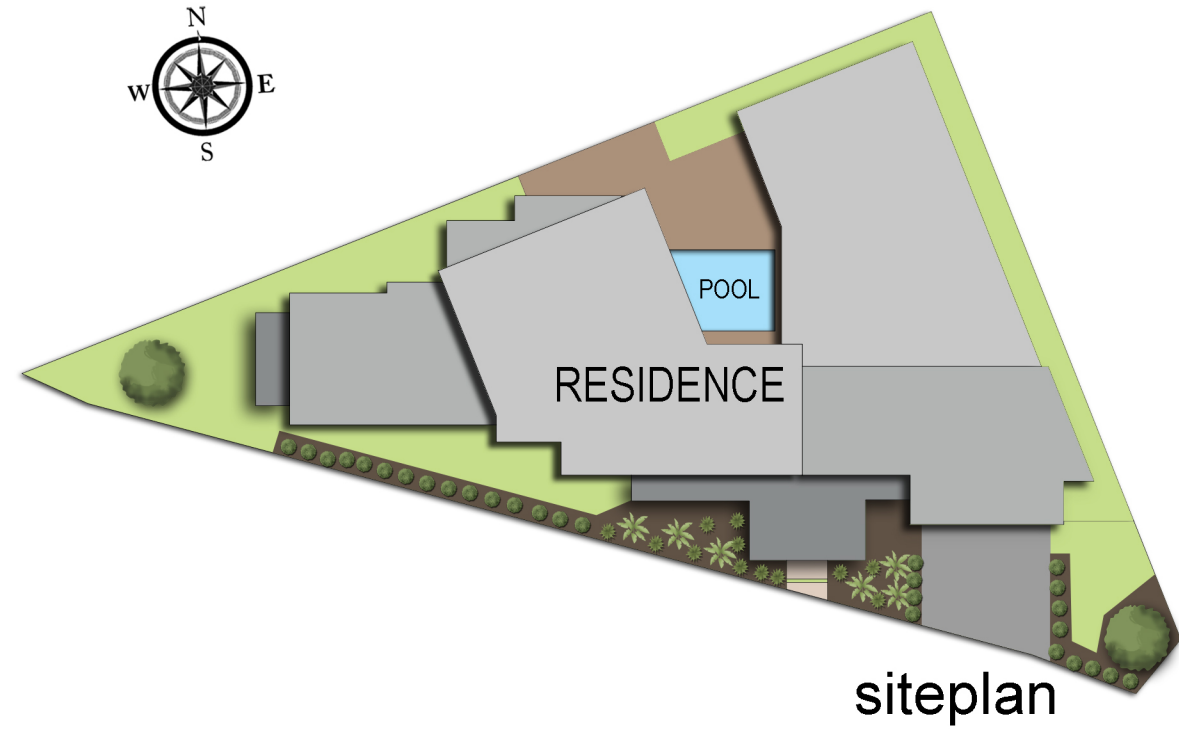
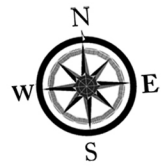
LOT 9  
SP301701  
SITE AREA = 720 SQM  
LOCAL AUTHORITY - CAIRNS REGIONAL COUNCIL



1 SITE PLAN  
1 : 200

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# 74 Argentea Boulevard, Palm Cove



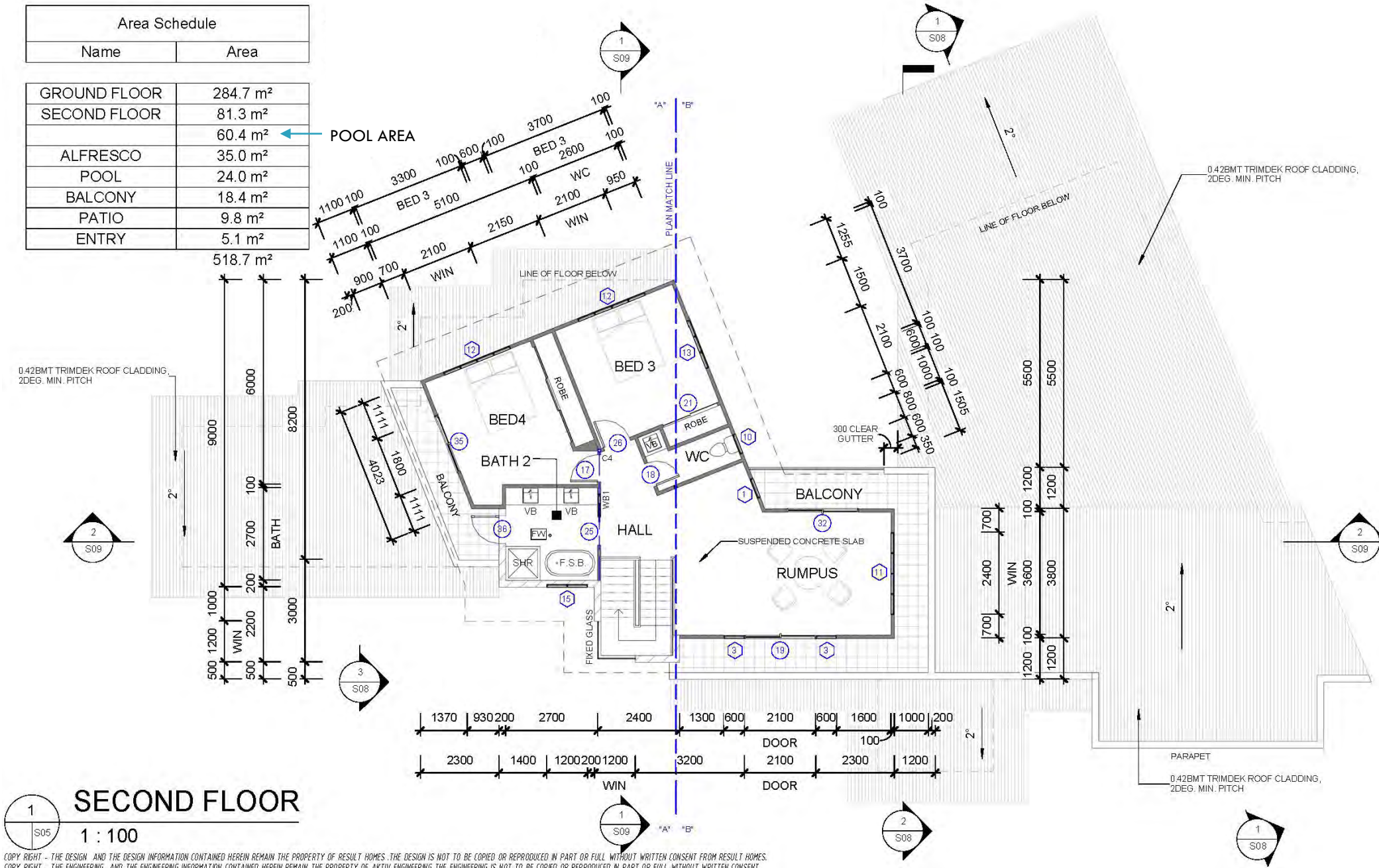
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such

Area Schedule	
Name	Area

GROUND FLOOR	284.7 m <sup>2</sup>
SECOND FLOOR	81.3 m <sup>2</sup>
	60.4 m <sup>2</sup> ← POOL AREA
ALFRESCO	35.0 m <sup>2</sup>
POOL	24.0 m <sup>2</sup>
BALCONY	18.4 m <sup>2</sup>
PATIO	9.8 m <sup>2</sup>
ENTRY	5.1 m <sup>2</sup>

518.7 m<sup>2</sup>

0.42BMT TRIMDEK ROOF CLADDING,  
2DEG. MIN. PITCH



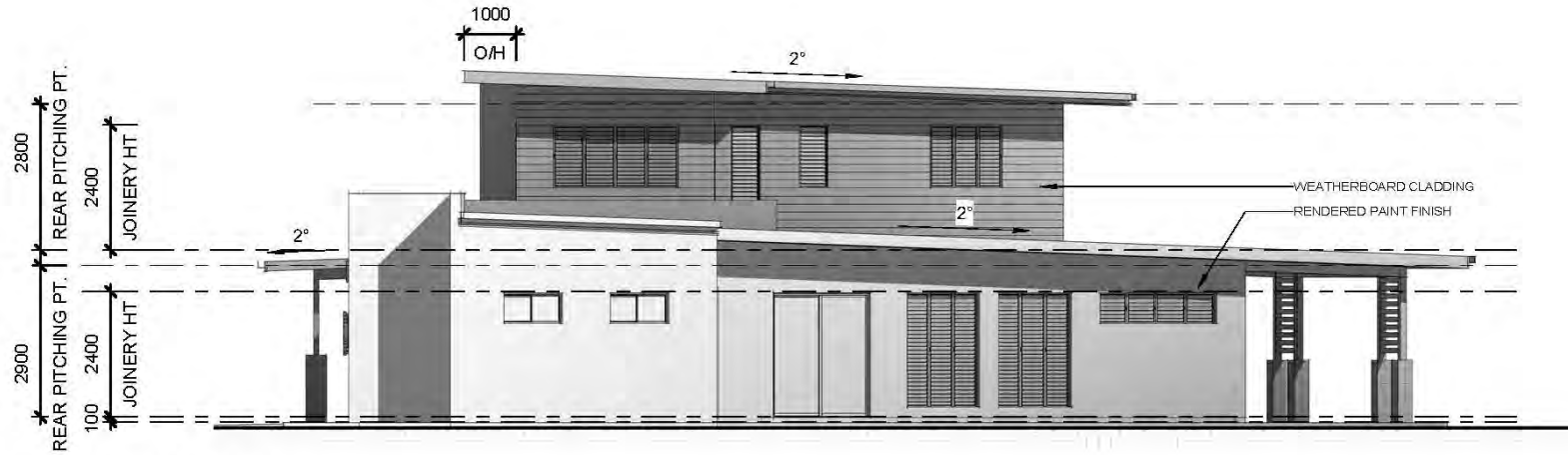
## SECOND FLOOR

1 : 100

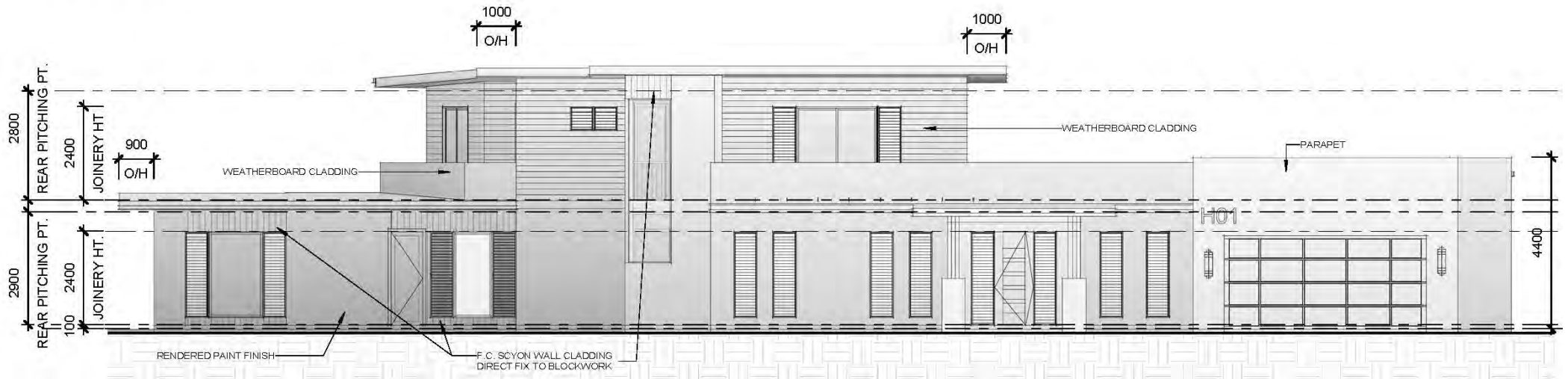
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NOTE: ALL WINDOWS & DOORS ON DRAWINGS ARE APPROXIMATE AND MIGHT VARY IN SIZE/TYPE/SERIES/STYLE

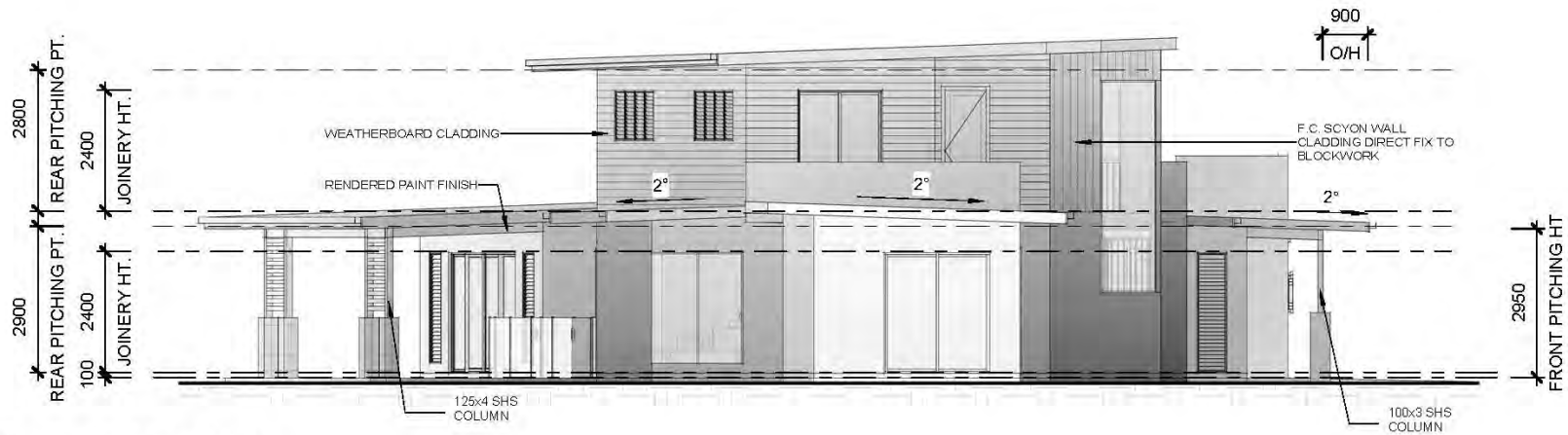
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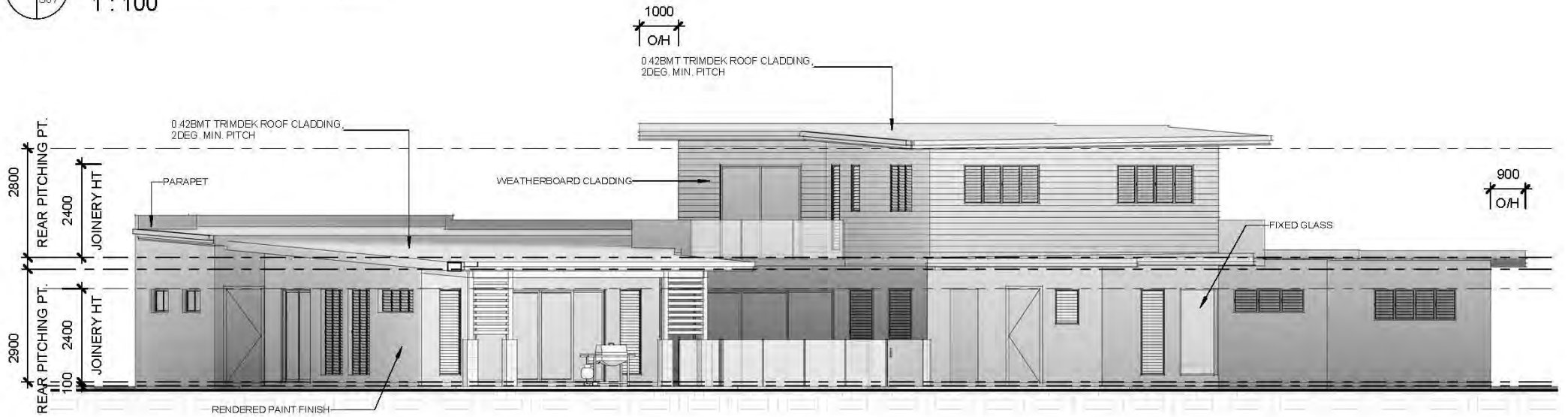
1 RIGHT ELEVATION  
1 : 100



2 FRONT ELEVATION  
1 : 100



1  
S07  
**LEFT ELEVATION**  
1 : 100



2  
S07  
**REAR ELEVATION**  
1 : 100





1 3D VIEW 3  
S33



3 3D View 5  
S33



2 3D VIEW 4  
S33

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# Inclusions & Specifications

## EXTERNAL FEATURES

Blockwork	200 Series Masonry Block with Render to ground floor
Cladding	Cladding with render finish to 1 <sup>st</sup> Floor
Roof Type	Trimdeck with colorbond colour
Fascia & Guttering	Colorbond Squareline or similar
Front Entry Door	Gloss painted finish

## Door Furniture

Front Door	Chrome/Satin Chrome Entry Set keyed alike (Gainsborough or similar)
External Hinged	Chrome/Satin Chrome Entry Set (Gainsborough or similar)
Garage	Panel lift Door with remote control access

## Windows

Aluminium	Powdercoat finish as per plan
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## FRAMING

Walls	Timber framing as per engineering
Roof	Timber roof trusses as per engineering

## PAINTWORK

### External

Front Door	Gloss enamel
Hinged Door	Low Sheen Acrylic Top Coat – colour to complement artists impression
Fascia & Guttering	From Colorbond selection

### Internal

Walls	Neutral tone low sheen
Ceilings	Flat white
Doors, Skirting & Architraves	Gloss painted finish

## INTERNAL FEATURES

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Ceiling Height	As per plan
Walls	Plaster finish
Doors, Skirting & Architraves	MDF painted
Door furniture	Chrome/Satin Chrome finish door furniture
Cooling	Split Air conditioners

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### Kitchen

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Cupboards	Fully modular lined cabinets
Doors/Drawers	Standard laminate in neutral tones
Benchtops	Stone type benchtop
Splashback	Ceramic tiled splashback
Handles	Chrome/Satin Chrome handles
Appliances	Stainless Steel fan forced oven Stainless Steel gas hotplate Stainless Steel rangehood Stainless Steel dishwasher
Sink	Stainless steel
Tapware	Chrome mixer taps

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### Bathroom & Ensuite

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Cupboards	Fully modular lined cabinets
Doors/Drawers	Standard laminate in neutral tones
Mirrors	Supplied
Basin	White Vitreous China basin
Bath	Freestanding Acrylic bath
Shower	White base with matching waste
Shower screen	Clear laminate glass
Tapware	Chrome/ Satin chrome bath set
Toilet suite	White vitreous china

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### Laundry

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Cupboards	Fully modular lined cabinets with standard laminate doors
Benchtop	Stone type benchtop
Sink	Stainless Steel trough
Tapware	Chrome/Satin chrome set

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## Storage

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Pantry	Shelving
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## Electrical

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### INTERNAL

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PowerPoints	Double PowerPoints throughout
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Lighting	Downlights
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Smoke detector	As per Australian Standards
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Exhaust fan	Bathrooms and WC's
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### EXTERNAL

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PowerPoints	External double waterproof power points
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Sides and rear	Waterproof lights
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Safety switch	Supplied
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## Tiling

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Wet areas	Ceramic floor tile to all wet areas Ceramic wall tile to shower
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## Flooring

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Wet areas	Ceramic floor tile to all wet areas in Neutral tones
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Kitchen	Ceramic floor tile to kitchen floor
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Living & Bedroom	Ceramic floor tile
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BY:

PROUDLY BUILT

